

**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA**

**Monday, August 22, 2005
7:00 PM**

**TOWN HALL ANNEX BUILDING
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS:

III. PUBLIC HEARINGS:

1. #Z200522 – Pioneer Builders of Ellington, Inc. for site plan approval and special permit for a 49-unit Age Restricted Cluster Housing Development on property located at 22 Maple Street, APN 073-014-0000 & 58 Maple Street, APN 073-017-0000 in an ARCH Zone. (Continued from the July 25, 2005 meeting)
2. #Z200529—Development Services, LLC for site plan approval and special permit for an Age-Restricted Cluster Housing Development on properties located on Windermere Avenue, APN 017-024-0000 & 018-003-0000 in an ARCH Zone. (Continued from the July 25, 2005 meeting)
3. #S200507—Joseph MacVarish for a 2 lot resubdivision on property located at 264-266 Crystal Lake Road, APN 083-018-0000 in an AA Zone. (Continued from the July 25, 2005 meeting)
4. #Z200532 – Church of Jesus Christ of Latter Day Saints for site plan approval for expansion of the parking lot on property located at 2 Maple Street, APN 073-012-0000 in a PC Zone.

IV. NEW BUSINESS:

1. #Z200533 – Cornerstone Ellington, LLC for a modification of site plan approval to revise grading to eliminate retaining wall, modify entrance to conform to Department of Transportation comments and modify landscaping plan on property located on West Road, APN 037-005-0086 in a PC Zone.
2. Request for a 90-day extension to file mylars for the Crestwood Estates IV Subdivision (#S200412 – Ellsworth Lane & Benjamin Drive)
3. Request for a 30-day extension to file mylars for the Ryefield Estates Subdivision (#S200407—Crane Road).
4. CGS 8-24 Review: Zimmerman Way and Abbott Road to allow for the Board of Selectmen to accept the roads. (#S200405--Zimmerman Subdivision)
5. CGS 8-24 Review: Donation of Land on Sadds Mill Road to the Town of Ellington from the State of Connecticut.

6. CGS – 8-24 Review: Porter Road (section) Discontinuance.
7. #S200508 – Gotta Go, LLC for a 2 lot subdivision on property located at 35 South Road, APN 112-036-0000 in an LR Zone. (RECEIPT ONLY)

V. UNFINISHED BUSINESS:

1. Discussion: Land Use Permit Fee Modifications.

VI. ADMINISTRATIVE BUSINESS:

1. Appointments to CRCOG Regional Planning Commission.
2. Determination by PZC if they would like to have a discussion with Keith Ballasy regarding re-zoning at 298 Somers Road.
3. Determination by PZC if they would like to have a discussion with Bill Freeman regarding the sidewalk at Chasseral Meadows.
4. Recommendation from the Conservation Commission for the Planning & Zoning Commission to implement a moratorium.
5. Recommendation from the Inland Wetland Commission for the Planning & Zoning Commission to implement a moratorium.
6. Recommendation from the Economic Development Commission for the Planning & Zoning Commission to have two meetings a month for review of zoning regulations.
7. Recommendation from the Zoning Board of Appeals for the Planning & Zoning Commission to consider regulations for impervious surface.
8. Approval of June 27, 2005 Meeting Minutes and July 25, 2005 Meeting Minutes.
9. Correspondence:
 - a. Memo to Planning & Zoning Commission from Attorney Susan Boyan dated, 07-18-05 (Appeal of Yanaros Subdivision on Ladd Road)
 - b. CONNECTICUT FEDERATION OF PLANNING AND ZONING AGENCIES, Summer 05.

VII. CLOSE THE PUBLIC MEETING IN ORDER TO GO INTO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING PENDING LITIGATION

VIII. RE-OPEN THE PUBLIC MEETING

IX. ADJOURNMENT